

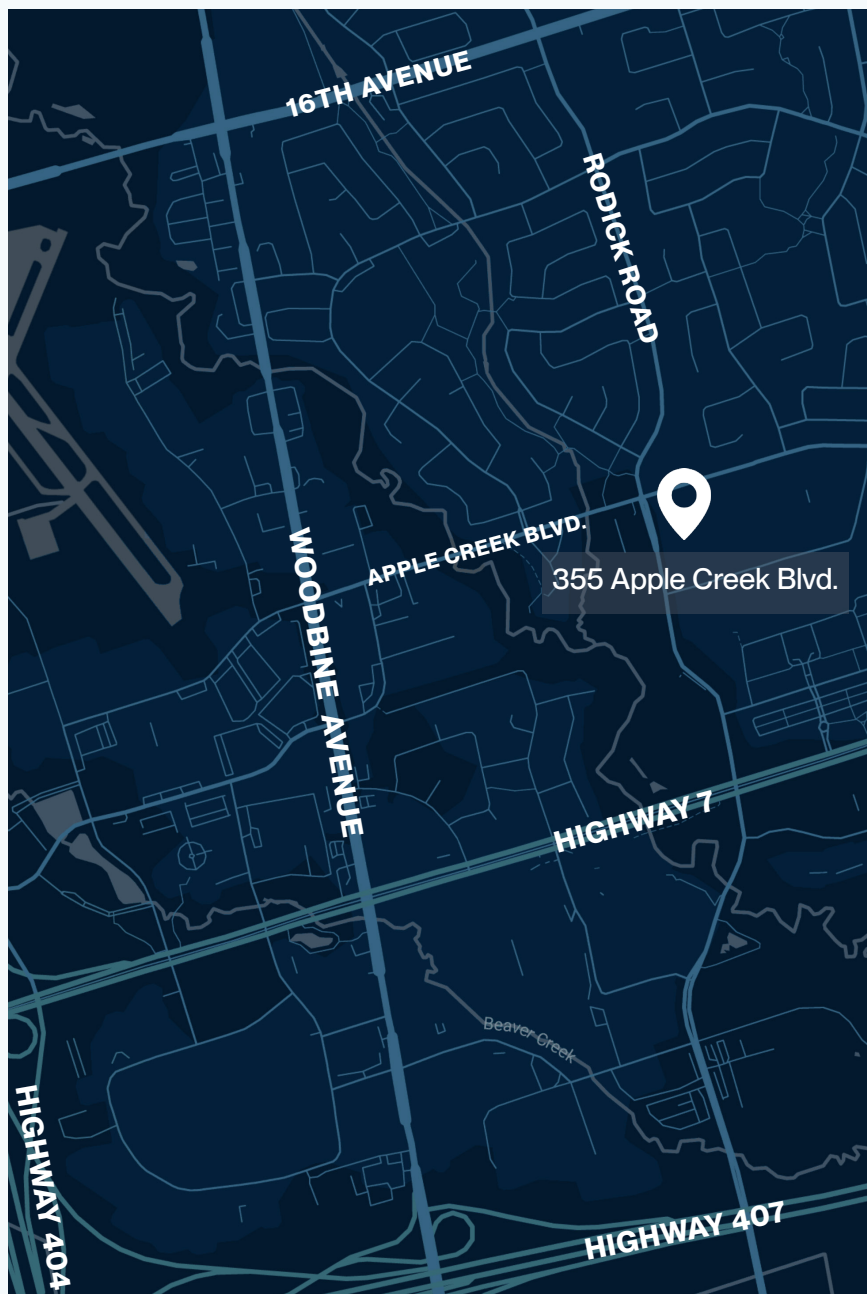


# **355 APPLE CREEK BLVD.**

**Industrial Building For Lease**

**MARKHAM, ONTARIO**

## ■ LOCATION:



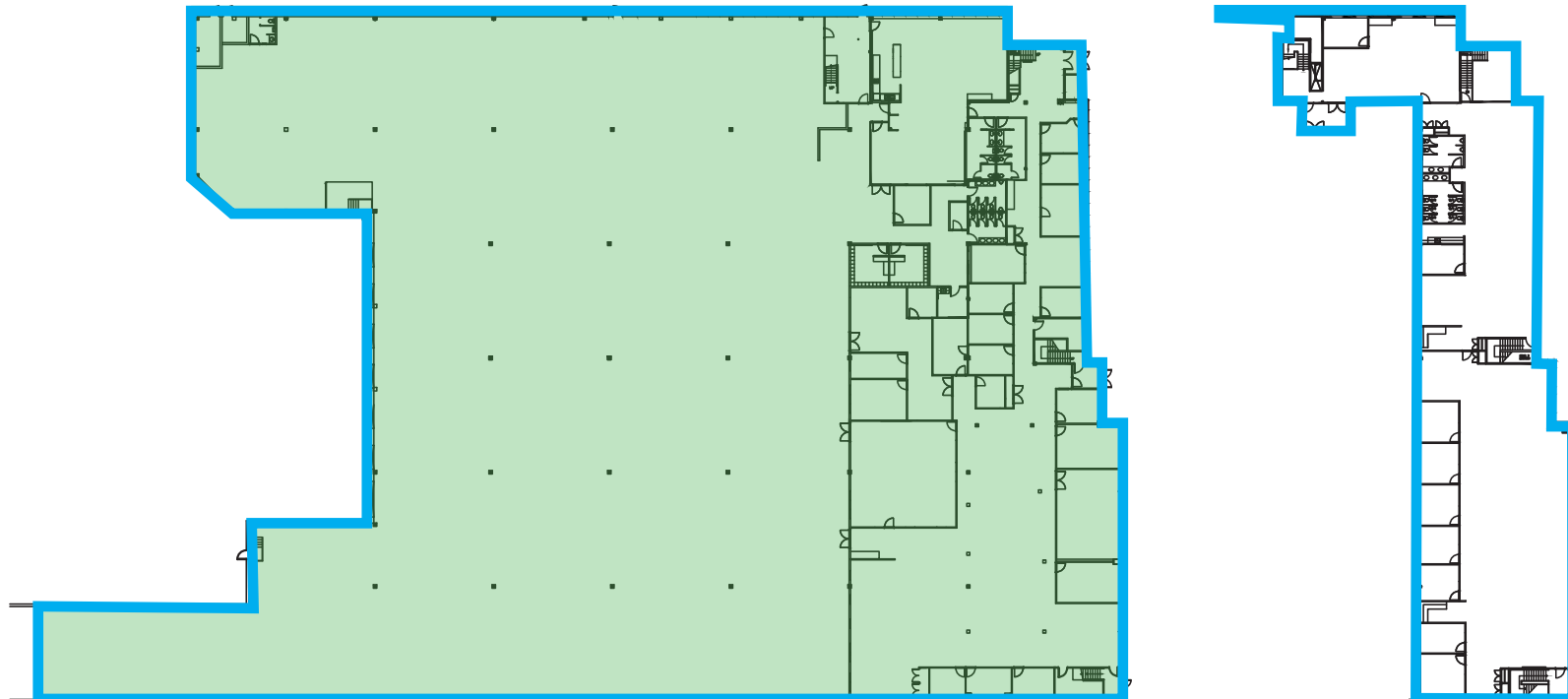
## ■ BUILDING SPECIFICATIONS:

|                 |                             |             |                         |
|-----------------|-----------------------------|-------------|-------------------------|
| Building Total: | 75,430 sq.ft.               | Bay Size:   | 38' x 40'               |
| Office Area:    | 37%                         | Power:      | 1,000 Amps<br>600 Volts |
| Clear Height:   | 24'                         | Sprinklers: | ESFR                    |
| Shipping:       | 6 Truck Level<br>1 Drive-In | Zoning:     | EMP-BP                  |

## ■ FEATURES:

- Freestanding Industrial Building Located in Markham Prime Industrial Node
- 100% Air Conditioned
- 104 Parking Spaces for Staff and Visitors
- Excellent Access to Highways 407, 404, 401, and DVP
- Access to Regional Transit Along Warden Avenue Connecting to the Warden Subway Station
- Minutes from Amenities Including: Restaurants, Banks, Gas Stations, Grocery Stores, Costco, and Shopping

## ■ ■ CURRENT FLOOR PLAN:



### OPTION 1

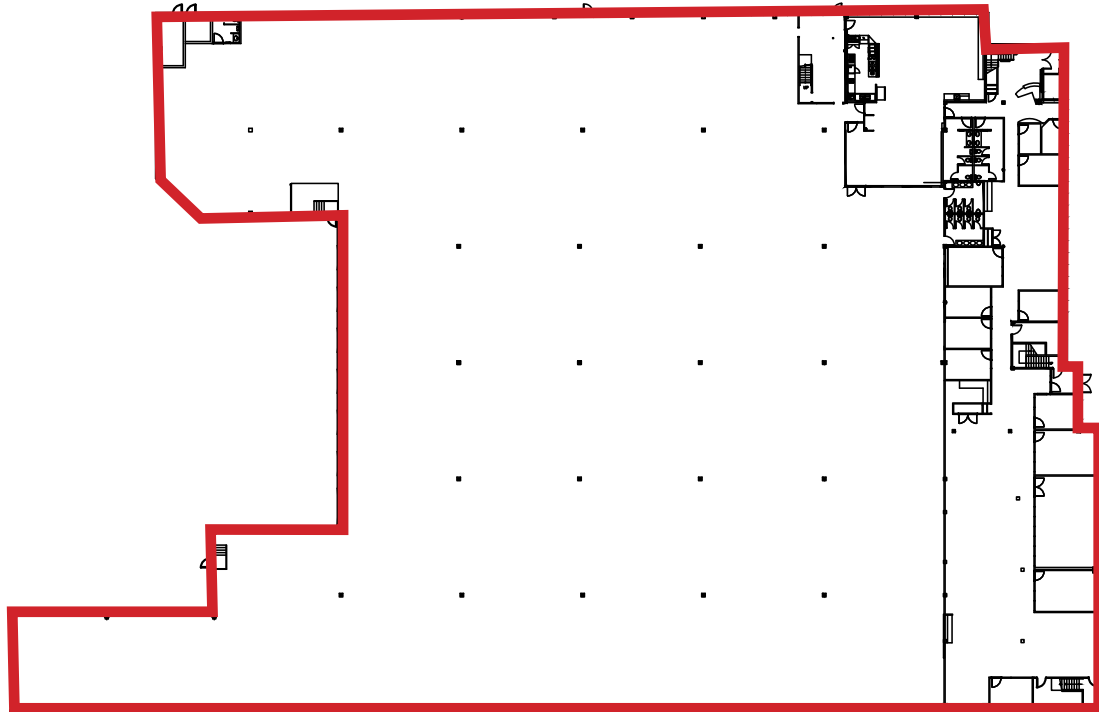
|                     |                       |
|---------------------|-----------------------|
| Ground Floor Office | 17,414 sq. ft.        |
| Second Floor Office | 10,518 sq. ft.        |
| Warehouse           | 47,498 sq. ft.        |
| <b>Total Area</b>   | <b>75,430 sq. ft.</b> |

### OPTION 2

|                     |                       |
|---------------------|-----------------------|
| Ground Floor Office | 17,414 sq. ft.        |
| Warehouse           | 47,498 sq. ft.        |
| <b>Total Area</b>   | <b>64,912 sq. ft.</b> |

*\* Optional second floor of 10,518 sq. ft. available*

## ■ ■ PROPOSED FLOOR PLAN: REDUCED GROUND FLOOR OFFICE



### OPTION 2

Ground Floor Office 12,599 sq. ft.

Warehouse 52,313 sq. ft.

**Total Area 64,912 sq. ft.**

*\* Optional second floor of 10,518 sq. ft. available*

## ■ ■ CONTACT US:

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